

**MITIGATION MONITORING AND REPORTING PROGRAM  
1890 EL CAMINO REAL MIXED-USE DEVELOPMENT PROJECT**

**CITY OF SANTA CLARA**

**JULY 2016**

Factor	Mitigation Measure	Mitigation Measure	Responsible Party	Level of Impact	Timing
Air Quality	Mitigation Measure AQ-1: The contractor shall implement Less than Significant construction activities listed below.	With Mitigation measures listed below.	Contractor	Less than Significant	Mitigation, Monitoring, and Reporting Program

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless grading times shall be minimized either by shutting seeding or soil binders are used.
- Equipping equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]).
- Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a supervisor.

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	<p>certified mechanic and determined to be running in proper condition prior to operation.</p> <ul style="list-style-type: none"> <li>▪ Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.</li> </ul>			
Air Quality	<p><b>Mitigation Measure AQ-2:</b> The contractor will ensure the use of specific equipment during construction to reduce emissions. Such equipment would include the following:</p> <ul style="list-style-type: none"> <li>▪ All Diesel-powered off-road equipment operating on the site for more than two days continuously shall, at a minimum, meet the U.S. Environmental Protection Agency's (EPA) particulate matter emissions standards for Tier 4 engines or equivalent.</li> </ul>	Less than Significant with Mitigation Incorporated	Contractor	Construction
Biological Resources	<p><b>Mitigation Measure BIO-1:</b> If construction activities commence anytime during the nesting/breeding season of native bird species potentially nesting near the site (typically February through August in the project region), a pre-construction survey for nesting birds would be conducted by a qualified biologist within two weeks of the commencement of construction activities.</p> <p>If active nests are found in areas that could be directly affected or are within 200 feet of construction and would be subject to prolonged construction-related noise, a no-disturbance buffer zone shall be created around active nests during the breeding season or until a qualified biologist determines that all the young have fledged. The</p>	Less than Significant with Mitigation Incorporated	Project Applicant, Qualified Biologist	Pre-Construction, Construction

Factor	Mitigation Measure	Responsible Party	Timing	Level of Impact	Size of the buffer zones and types of construction activities restricted within them will be determined by taking into account the following factors:
Biological	Mitigation Measure B10-2a: During the project design phase, the following shall be implemented: Have the vertical and horizontal locations of all the trees identified for preservation established and plotted on all plans. Forward this plan to the City Arborist for review and comment.	Project Applicant	Less than Significant	With Mitigation Incorporated	Resources
Biological	All plans affecting trees shall be reviewed by the City Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading and utility plans, landscape and irrigation plans.	Project Applicant	Less than Significant	With Mitigation Incorporated	■ A Tree Protection Zone shall be established around each tree to be preserved. No grading, excavation, construction, or storage of materials shall occur within that zone.
Biological	A Tree Protection Zone shall be established around each tree to be preserved. No grading, excavation, construction, or storage of materials shall occur within that zone.	Project Applicant	Less than Significant	With Mitigation Incorporated	■ Undeground services including utilities, sub-drains, water, or sewer shall be routed around the Tree Protection Zone. Where encroachment cannot be avoided, special construction techniques such as hand
Environmental	size of the buffer zones and types of construction activities restricted within them will be determined by taking into account the following factors:				

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	<p>digging or tunneling under roots shall be employed where necessary to minimize root injury.</p> <ul style="list-style-type: none"> <li>▪ Tree Preservation Notes, prepared by the City Arborist, should be included on all plans.</li> <li>▪ Irrigation systems must be designed so that no trenching will occur within the Tree protection Zone.</li> <li>▪ Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.</li> </ul>			
<b>Biological Resources</b>	<ul style="list-style-type: none"> <li>▪ <b>Mitigation Measure BIO-2b:</b> Prior to construction, the following shall be implemented:           <ul style="list-style-type: none"> <li>▪ The demolition contractor shall meet with the City Arborist before beginning work to discuss work procedures and tree protection.</li> <li>▪ Fence trees to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences shall be 6 foot chain link or equivalent as approved by the City of Santa Clara. Fences are to remain until all grading and construction is completed.</li> <li>▪ Where possible, cap and abandon all existing underground utilities within the Tree Protection Zone in place. Removal of utility boxes by hand is acceptable but no trenching shall be performed within the Tree Protection Zone in an effort to remove utilities, irrigation lines, etc.</li> <li>▪ If structures and underground features have to be removed within the Tree Protection Zone, it shall be done by hand or using the smallest equipment, and operate from outside the Tree Protection Zone. The Consulting Arborist shall be on-site during all operations within the Tree Protection Zone to</li> </ul> </li> </ul>	Less Than Significant With Mitigation Incorporated	Project Applicant, Contractor	Pre-Construction, Construction

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Biological Resources	Mitigation Measure BIO-2C: During construction, the following shall be implemented:	Less Than Significant	Contractor	Prior to beginning work, the contractors working in the incorporated area shall be required to review all vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas, and tree protection measures.
		With Mitigation	Contractor	Any excavation within the drip line or other work that is expected to encounter tree roots should be

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	<p>approved and monitored by the Consulting Arborist.</p> <p>Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Consulting Arborist will identify where root pruning is required.</p> <ul style="list-style-type: none"> <li>■ Fences have been erected to protect trees to be preserved. Fences define a specific Tree Protection Zone for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.</li> <li>■ Construction trailers, traffic and storage areas must remain outside fenced areas at all times.</li> <li>■ Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the Tree Protection Zone by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required.</li> <li>■ All underground utilities, drain lines, or irrigation lines shall be routed outside the Tree Protection Zone. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed by the Consulting Arborist.</li> <li>■ If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.</li> <li>■ Any root pruning required for construction purposes</li> </ul>			

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Cultural Resources	<p>Mitigation Measure CUL-1: The following measures would be implemented during Project Construction:</p> <ul style="list-style-type: none"> <li>No excess soil, chemicals, debris, equipment, or other materials shall be dumped or stored within the Tree Protection Zone.</li> <li>Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.</li> <li>The project applicant shall note on any plans that require ground disturbing excavation that there is potential for exposing buried cultural resources including prehistoric Native American burials.</li> <li>The project applicant shall retain a Professional Archaeologist to provide preconstruction briefing(s) to supervisory personnel of any excavation to supervise any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding exposure, and the procedures to follow regarding recovery protection and notification of the project discoverer, and the procedures to follow regarding removal of potentially significant prehistoric archaeological resources within the project site. The briefing shall discuss any archaeological objects that could be exposed during site preparation to alert them to the possibility of contractor to alert them to the possibility of exposing significant prehistoric archaeological resources within the project site. The briefing shall be posted in conspicuous locations at "Alert" project location to inform personnel of the project location to follow for the discovery of potentially significant prehistoric archaeological resources.</li> </ul>	Less Than Significant	Project Applicant	Pre-Construction, Construction, Mitigation
Archaeological	<p>The project applicant shall retain a Professional Archaeologist to provide preconstruction briefing(s) to supervisory personnel of any excavation to supervise any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding removal of potentially significant prehistoric archaeological resources within the project site. The briefing shall discuss any archaeological objects that could be exposed during site preparation to alert them to the possibility of exposing significant prehistoric archaeological resources within the project site. The briefing shall be posted in conspicuous locations at "Alert" project location to follow for the discovery of potentially significant prehistoric archaeological resources.</p> <ul style="list-style-type: none"> <li>The project applicant shall retain a Professional Archaeologist to provide preconstruction briefing(s) to supervisory personnel of any excavation to supervise any archaeological objects that could be exposed, the need to stop excavation at the discovery, and the procedures to follow regarding removal of potentially significant prehistoric archaeological resources within the project site. The briefing shall discuss any archaeological objects that could be exposed during site preparation to alert them to the possibility of exposing significant prehistoric archaeological resources within the project site. The briefing shall be posted in conspicuous locations at "Alert" project location to follow for the discovery of potentially significant prehistoric archaeological resources.</li> </ul>	Less Than Significant	Project Applicant	Pre-Construction, Construction, Mitigation

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	<p>disturbing construction for the project to review, identify, and evaluate cultural resources that may be inadvertently exposed during construction. In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped, the Director of Planning and Inspection will be notified, and the archaeologist will examine to determine if they are historical resource(s) and/or unique archaeological resources.</p> <ul style="list-style-type: none"> <li>▪ If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource, he/she shall notify the project applicant and other appropriate parties of the evaluation and recommended mitigation measures in accordance with California Public Resources Code Section 15064.5. Mitigation measures may include avoidance, preservation in-place, recordation, additional archaeological testing, and data recovery, among other options. An Archaeological Monitoring Plan (AMP) will be prepared by the Project Archaeologist if significant archaeological deposits are exposed during ground disturbing construction for implementation following review and approval by the Director of Planning Inspection.</li> <li>▪ A Monitoring Closure Report shall be submitted to the Director of Planning and Inspection at the conclusion of ground disturbing construction if archaeological and Native American monitoring of excavation was undertaken documenting any data recovery during monitoring.</li> </ul>			



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	the project will follow Public Resources Code Section 5097.98(b) which states that ". . . the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American burials with appropriate dignity on the property in a location not subject to further subsurface disturbance."			
<b>Geology and Soils</b>	<b><u>Mitigation Measure GEO-1:</u></b> Project design and construction shall adhere to Title 15, Buildings, and Construction of the Santa Clara City Code, and comply with all design standards applicable to the California Building Code (in Title 24 of the California Code of Regulations). Compliance with these regulations would keep seismic risks within generally accepted limits.	Less than Significant with Mitigation Incorporated	Project Applicant, Contractor	Project Design, Construction
<b>Geology and Soils</b>	<b><u>Mitigation Measure GEO-2:</u></b> A complete site specific geotechnical investigation report shall be completed. The report shall discuss and quantify the liquefaction and differential settlement potential for the site to a minimum of depth of 50 feet and provide design recommendations for the project.	Less than Significant with Mitigation Incorporated	Project Applicant	Pre-Construction
<b>Geology and Soils</b>	<b><u>Mitigation Measure GEO-3:</u></b> The project structural design shall be based on the 2013 California Building Code (CBC), which provides criteria for the seismic design of buildings in Chapter 16.	Less than Significant with Mitigation Incorporated	Project Applicant	Project Design
<b>Hazards and Hazardous Materials</b>	<b><u>Mitigation Measure HAZ-1:</u></b> The project applicant shall prepare a Phase II Environmental Site Assessment (Phase II) for the project site. This report shall include an analysis of soil and groundwater samples to confirm the presence of potential contaminants identified in the Phase I. If contaminants exist on the project site above recommended levels for permanent residential, or commercial, land uses, a remediation plan will be	Less than Significant with Mitigation Incorporated	Project Applicant	Pre-Construction

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Hazards and Materials	Mitigation Measure HAZ-2: Prior to issuance of any demolition, grading or building permit, the project with Mitigation shall submit a comprehensive assessment report to the City of Santa Clara Fire Prevention/Hazardous Materials Division, signed by a qualified environmental professional, documenting the presence or lack of asbestos-containing materials (ACMs), lead-based paint, and any other building materials or stored materials classified as hazardous waste by State or Federal law.	Less than Significant	Project Applicant	Less than Significant	Pre-Construction
Noise	Mitigation Measure NOI-1: The following Best Management Practices (BMPs) would ensure that construction-related, temporary noise impacts would be reduced to a less-than-significant level:	Less than Significant	Contractor	Less than Significant	Construction

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	<ul style="list-style-type: none"> <li>▪ Noise generating activities at the construction site or in areas adjacent to the construction site associated with the project in any way will be restricted to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. All internal combustion engine driven equipment would be equipped with intake and exhaust mufflers which are in good condition and appropriate for the equipment.</li> <li>▪ Stationary noise generating equipment (e.g., concrete crusher) will be located as far as possible from sensitive receptors, and acoustically shielded with temporary noise barriers, material stockpiles, etc. to reduce noise levels at nearby residences.</li> <li>▪ "Quiet" air compressors and other stationary noise sources will be utilized where technology exists.</li> <li>▪ The contractor will prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. This plan shall be distributed to noise-sensitive uses within 1,200 feet of the project site.</li> <li>▪ A "disturbance coordinator" will be designated, and would be responsible to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler etc.) and will require that reasonable measures warranted to correct the problem be implemented as soon as possible. A telephone number for the disturbance coordinator will be posted at the construction site, and included in the notices sent to neighbors regarding the construction schedule.</li> </ul>			

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Environmental	Mitigation Measure NOI-2: Mechanical equipment shall be designed to minimize noise impacts on surrounding uses, particularly residences located south and east of the site. This can be accomplished by locating noise-generating equipment on the northernmost portion of the building to maximize the distance from the existing single-family houses to the south and apartments to the east, or by providing acoustical shielding. If rooftop-mounted equipment is used, it should be shielded from the adjacent residential land uses by roof-top screens or noise control baffles, sound attenuators, or enclosures. An acoustical specialist shall review the mechanical equipment plans prior to construction to confirm that the design includes the controls necessary to meet City equipment plans to confirm that the design includes the controls necessary to meet City requirements at the resiliency line.	Less than Significant	Project Applicant, City of Santa Clara	Project Design
Noise	Mitigation Measure NOI-3: Prohibit the use of heavy vibration-generating construction equipment, such as vibratory rollers or the dropping of heavy objects, within 20 feet of any adjacent residences.	Less than Significant	Contractor	Construction

Source: Circlevolt 2016